

## LEGEND

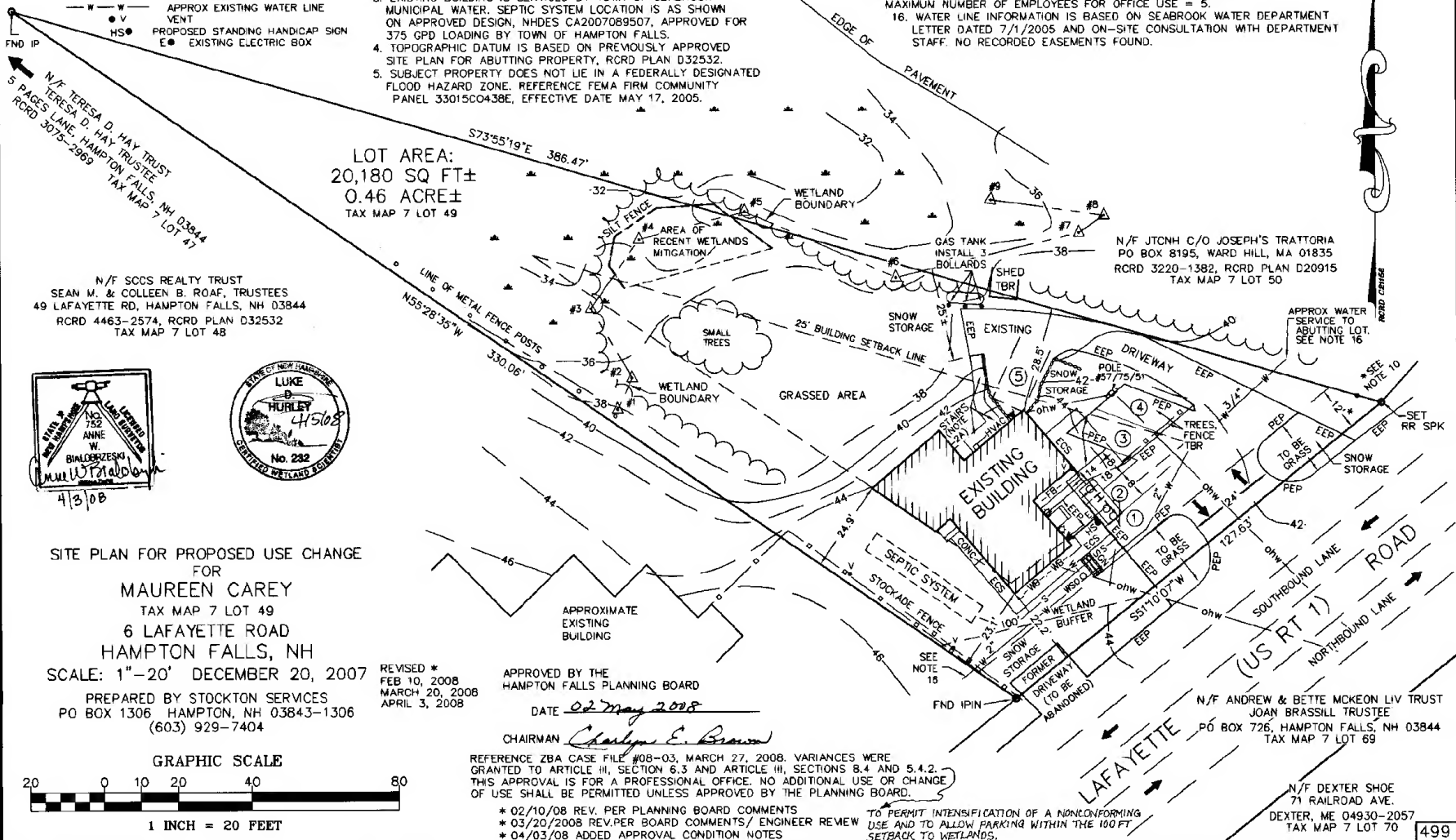
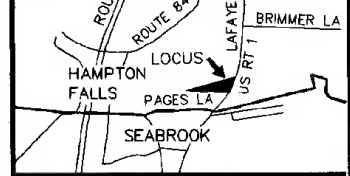
|          |                                 |
|----------|---------------------------------|
| □        | WOOD FENCE                      |
| ○ FND IP | FOUND IRON PIPE                 |
| ○ IPIN   | IRON PIN (REBAR)                |
| — RR SPK | RAILROAD SPIKE                  |
| — S      | APPROX EXISTING SEPTIC LINE     |
| — EEP    | EXISTING UTILITY POLE           |
| — PEP    | EXISTING EDGE OF PAVEMENT       |
| — RCRD   | PROPOSED EDGE OF PAVEMENT       |
| — SCN    | ROCKINGHAM COUNTY               |
| — S      | REGISTRY OF DEEDS               |
| — S      | PROPOSED SIGN IN 3'x6' PLANTER  |
| — S      | EXISTING EXTERIOR LIGHTS        |
| — ohw    | EXISTING OVERHEAD WIRES         |
| — Δ      | WETLAND DELINEATION FLAG        |
| — FB     | WETLAND BOUNDARY                |
| — WB     | FLOWER BED TO BE REPLANTED      |
| — WSO    | PROPOSED WINDOW BOXES           |
| — TBR    | EXISTING RETAINING WALL         |
| — ECS    | WATER SHUT-OFF                  |
| — W      | TO BE REMOVED                   |
| — W      | EXISTING CRUSHED STONE          |
| — W      | APPROX EXISTING WATER LINE      |
| — HS     | VENT                            |
| — HS     | PROPOSED STANDING HANDICAP SIGN |
| — E      | EXISTING ELECTRIC BOX           |

## NOTES

- OWNER OF RECORD: MAUREEN CAREY  
200 OCEAN BLVD, SEABROOK, NH 03874  
DEED REFERENCE: RCRD 4858-0507  
TAX MAP 7 LOT 49, BUSINESS ZONE
- THE PURPOSE OF THIS SITE PLAN IS TO OBTAIN APPROVAL FOR USE CHANGE FROM RESIDENTIAL TO COMMERCIAL. APPLICANT SEEKS APPROVAL TO ABANDON 2 FAMILY RESIDENTIAL USE AND REPLACE WITH OFFICE SPACE. TYPICAL PARKING SPACE IS 9'x18' EXCEPT AS NOTED. 5 SPACES @ 300 SF = 1500 SF OFFICE SPACE ALLOWED. BLDG FOOTPRINT = 1440 SF ± LESS 120 SF ± OUTSIDE STAIRS AND 6" EXTERIOR WALLS = 1230 SF INTERIOR FIRST FLOOR. 2ND LEVEL EFFECTIVE AREA = 200 SF ±. TOTAL USABLE OFFICE SPACE LESS THAN 1430 SF.
- EXISTING ENVELOPE EXCEPT AS NEEDED TO COMPLY WITH CURRENT BUILDING CODES. 25' EXISTING WETLAND SETBACK WILL BE MAINTAINED. NO INCREASE IN IMPERVIOUS SURFACE WILL OCCUR FROM STAIRWAY RECONSTRUCTION.
- EXISTING BUILDING IS SERVICED BY TOWN OF SEABROOK MUNICIPAL WATER. SEPTIC SYSTEM LOCATION IS AS SHOWN ON APPROVED DESIGN, NHDES CA2007089507, APPROVED FOR 375 GPD LOADING BY TOWN OF HAMPTON FALLS.
- TOPOGRAPHIC DATUM IS BASED ON PREVIOUSLY APPROVED SITE PLAN FOR ABUTTING PROPERTY, RCRD PLAN D32532.
- SUBJECT PROPERTY DOES NOT LIE IN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE. REFERENCE FEMA FIRM COMMUNITY PANEL 33015C0438E, EFFECTIVE DATE MAY 17, 2005.
- BUILDING OFFSETS SHOWN ARE FROM CORNER OF SIDING. (3' ROOF OVERHANGS NOT SHOWN ON PLAN VIEW)
- REFERENCE PREVIOUS SURVEY OF SUBJECT PROPERTY BY STOCKTON SERVICES, RCRD PLAN C21156 (1991).
- PRE-EXISTING SEALED SURFACE = 26% (BEFORE NEW SEPTIC) CURRENT SEALED SURFACE = 22% PROPOSED SEALED SURFACE = 22%
- REFERENCE NHDES WETLANDS BUREAU "RESTORATION PLAN APPROVAL" DATED JULY 20, 2007, COMPLIANCE FILE NUMBER 2006-03246, 6 LAFAYETTE RD. HAMPTON FALLS.
- REF. NHDOT DRIVEWAY PERMIT #066-199-214, 03/12/2008. 12" EASEMENT REQUIRED FOR FUTURE WIDENING OF ROUTE 1.
- TRASH DISPOSAL TO BE PRIVATE CURBSIDE PICKUP
- WETLAND DELINEATION BY L. HURLEY, GOVE ENVIRONMENTAL SERVICES, INC., JANUARY 31, 2008.
- HANDICAP PARKING SPACE TO BE MARKED WITH PAINT ON PAVEMENT AND/OR UPRIGHT SIGN.
- NO APARTMENT USE PROPOSED.
- HOURS OF OPERATION: 9AM-6PM MONDAY THROUGH SUNDAY. MAXIMUM NUMBER OF EMPLOYEES FOR OFFICE USE = 5.
- WATER LINE INFORMATION IS BASED ON SEABROOK WATER DEPARTMENT LETTER DATED 7/1/2005 AND ON-SITE CONSULTATION WITH DEPARTMENT STAFF. NO RECORDED EASEMENTS FOUND.

## LOCUS MAP

NOT TO SCALE



C-35411